173.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,700 / 661,700
					USE VALUE:	661,700 / 661,700
					ASSESSED:	661,700 / 661,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH KEVIN
Owner 2:	
Owner 3:	
Street 1:	90 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON JEFFREY LAURENCE -
Owner 2:	JOHNSON ERICA -
Street 1:	90 PAUL REVERE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5880.000	265,100		396,600	661,700
Total Card	0.135	265,100		396,600	661,700
Total Parcel	0.135	265,100		396,600	661,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.39 | /Parcel: 575.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	115155
GIS Ref	
GIS Ref	
Insp Date	02/14/19

!13435!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	265,100	0	5,880.	396,600	661,700		Year end	12/23/2021
2021	101	FV	258,000	0	5,880.	396,600	654,600		Year End Roll	12/10/2020
2020	101	FV	258,000	0	5,880.	396,600	654,600	654,600	Year End Roll	12/18/2019
2019	101	FV	224,800	0	5,880.	390,900	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	221,400	0	5,880.	300,300	521,700	521,700	Year End Roll	12/20/2017
2017	101	FV	221,400	0	5,880.	283,300	504,700	504,700	Year End Roll	1/3/2017
2016	101	FV	221,400	0	5,880.	260,600	482,000	482,000	Year End	1/4/2016
2015	101	FV	212,700	0	5,880.	243,600	456,300	456,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:03:35

LAST REV

Date	Time
02/28/19	10:15:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13435

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON JEFFREY	48952-179		2/6/2007		430,000	No	No		
FEENEY MARY B &	42479-122		4/13/2004		340,000	No	No		
FEENEY MARY B &	36752-454		10/19/2002	Family	1	No	No		
FEENEY STEPHEN/	29203-411		10/9/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2019	Meas/Inspect	DGM	D Mann
8/1/2018	Inspected	BS	Barbara S
7/2/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
10/20/2008	Meas/Inspect	345	PATRIOT
5/26/2007	MLS	HC	Helen Chinal
6/6/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5880		Sq. Ft.	Site		0	70.	0.96	6			Topo	-5					396,608						396,600	

Total AC/HA:	0.13499	Total SF/SM:	5880	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,608	Spl Credit		Total:	396,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	185.980
Other Features:	75850
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325715
Depreciation:	60583
Depreciated Total:	265132

COMMENTS

OF=TOILET IN BMT LAUNDRY TUB SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

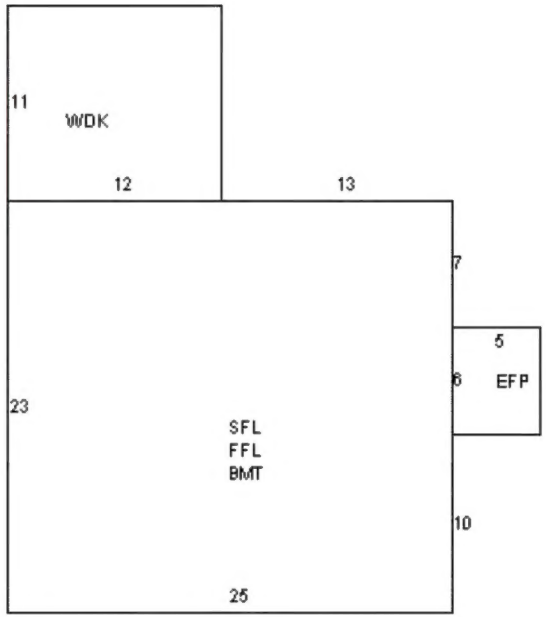
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.98
Special Features:	0	Val/Su Net:	140.49
Final Total:	265100	Val/Su SzAd	230.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	575	55.790	32,082
FFL	First Floor	575	185.980	106,938
SFL	Second Floor	575	185.980	106,938
WDK	Deck	132	13.360	1,763
EFP	Enclos Porch	30	71.440	2,143

Net Sketched Area:	1,887			Total:	249,864
Size Ad	1150	Gross Area	1887	FinArea	1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

173.0-0004-0007.0

IMAGE

AssessPro Patriot Properties, Inc